

DRAFT

Division VI

Crime Prevention Through Environmental Design

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General Recommendations (Residential)

- Entrances to residential units should be built in a way that strengthens the concept of “eyes on the street” by increasing visibility and perceptions of safety.
- Address should be clearly posted at all street level entrances as well as at all garage entrances.
- Each front door should have a light which clearly illuminates the entry porch. Lighting should be incorporated on every porch, stoop and open space element.
- Each front door should have a viewer (peep hole) to enable the resident to see who is outside.
- Garage doors in alley should be equipped with lighting to illuminate alleyways, garage doors and rear entrances. The street address of each residential unit should also be clearly illuminated.
- In multi-family buildings, each unit should be clearly marked with the unit number. Well-lit, weather protected directional signage should be at elevator lobbies, courtyard entrances and driveway entrances.
- In multi-family buildings, mailboxes should be located in secure and highly supervised areas. All outgoing mail should be dropped into a locked box to assist with the prevention of identity theft and fraud. Where possible mailboxes be located in secured access points.
- Ficus trees are important to the heritage of Douglas Park and they should be utilized with careful consideration to safety issues. Maintenance and pruning of the trees is essential to ensure an open character.
- Human scale lighting fixtures should be specified and designed to provide adequate lighting for vehicular traffic as well as pedestrian uses.
- Enhanced paving material should be encouraged throughout *all* aspects of Douglas Park, to define property boundaries.

Specific Recommendations (Residential / Open Space)

- At “Park A” (at the corner of Lakewood Boulevard and Carson Street) all park furnishings should be designed to be removable in the event undesirable activity occurs.
- Design of the band shell in “Park D” shall take into consideration the negative impact of skateboarders and loiterers.
- Shade structures in “Park D” should include lighting for usability and security.
- The design of public restrooms should be sensitive to safety concerns. Their entrances should be highly visible and they should be well lit and secureable after hours.
- Home Owners Associations and rental agreements should include landscaping maintenance information to include, but not limited to:
 - Hedges should be maintained at 3’-0” maximum height to maintain visibility;
 - Canopies of trees should be maintained 7’-0” clear from the ground;
 - Thorny plant material should be planted under accessible first floor windows.
 - Planting should not block windows, balconies, patios, and prevent views from inside homes to the street.
- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Screening devices should be designed so the screened area does not provide a niche or weather shelter.
- Installation of windows along all sides of residential units is strongly encouraged. This is particularly crucial when it comes to paseos and alleyways.
- Paseos and side yards should be viewable by as many windows of surrounding housing units as possible to increase visibility.
- Coordination of Paseos between adjacent blocks is encouraged. Coordinating adjacent blocks create clear paths of vision and sight lines through common areas and higher density residential units.

- Canopies should have lighting elements underneath the canopy and care should be taken to ensure the canopy does not block the address from view of the street.
- Lighting elements should be included with all colonnades, arbors, canopies, and trellis structures to ensure pedestrian pathways are properly lit.
- The interior of parking garages should be painted to assist with light dispersal.
- Stairwells, elevators and other architectural elements should be placed in highly visible areas which, upon exit from the building, place people in well-lit, visually surveilled areas.

Mixed Use Recommendations

- Display should not block visibility into and out of the stores.
- All awnings, overhangs, canopies, should include lighting.
- Caution should be used when designing separate trash enclosures, utility areas, loading docks and other required “screened” areas so that niches, hiding spots and weather shelters are not created.
- Semi-subterranean garages should have the interior walls painted to assist with light dispersion. They should also be well-lit and lighting should be placed over parking stalls as well as in the drive aisles.
- Graffiti shall be removed or painted out within in 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Plant material should be maintained to not interfere with natural or installed lighting.
- Lighting should be dispersed under awnings, overhangs, and canopies and the like for pedestrian safety.

Commercial / Industrial Guidelines

- Pedestrian-serving commercial activities utilizing linkages for connectivity should be located in highly visible areas with human scale lighting fixtures for use during hours of darkness similar to those listed above.
- Pedestrian linkages should include human scale lighting along pathways.
- Loading docks should be secured after hours and should be monitored by surveillance systems.
- Loading facilities should be secured and well-lit if hidden from view.
- No exterior roof access should be allowed. Dead areas, rear or side parking lots, and other such areas of the parcels should be secured to prevent public access to these areas.
- “Outdoor rooms” and “left over” areas should be designed with particular attention to after hours security.
- Rear parking lots present crime prevention challenges because of the lack of visibility. If lots cannot be secured, they should include extra lighting and windows facing the lots.
- Screened utilities should be designed so that they do not become hiding places or weather shelters for criminal behavior.
- Design of outdoor seat-walls should consider the negative impacts of skateboarders, loiterers, and taggers.
- Planting requirements should include limitations on density of plant material which could affect site lighting. Hedges should be maintained at 3’-0” maximum height to maintain visibility and canopies of trees should be maintained 7’-0” clear from the ground. Ensure trees are not planted underneath lighting fixtures or where they block site visibility.
- Usable open spaces should be designed in highly visible areas to discourage skateboarders, taggers, and loiterers. Design considerations may include lighting and window placement.
- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Areas screened from off site views should be lit for safety considerations. Lighting shall be maintained at an appropriate level for safety and security.